

CITY of LONG BEACH

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	446,200
Annual Single-Family Units Permitted (1996-98, Avg.):	95
Annual Multi-Family Units Permitted (1996-98, Avg.):	10
Total Annual Residential Units Permitted (1996-98, Avg.):	105

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	N
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	Y	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: site plan review fee, local traffic impact fee

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

None Available

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?	No-there is no available vacant land
ii. Expected Location of New Subdivision in this Jurisdiction:	Pacific Coast Highway @ Bellflower Southeastern Long Beach
iii. Expected Environmental Assessment Determination:	Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	222,750
Total Valuation per 25 Unit Subdivision Model	5,568,750

vi. Planning Fees:¹

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,035
Zone Change Application Fee	flat		3,519
Planned Unit Development Fee			-
Site Plan Review Fee	900 flat + 72,500 sf/25units @ 3/100 sf		3,183
Tentative Map Fee	2000 flat + 100/unit		4,658
Engineering Tentative Map Fee	400 flat + 5/unit		543
Final Map Fee	600 flat + 100/unit		3,209
Vesting of Tentative Tract Map	flat		207
Vesting of Final Map	flat		207
Certificate of Compliance	flat		362
Negative Declaration Fee	780/1st 6 units + 90/add'l unit		2,577
Subtotal Planning Fees			19,500

vii. Plan Check, Permit & Inspection Fees¹

	Type / Fee Calculation	Per Unit	Fee Amount
Combo Permit Fee (Bldg, Plumb, Elect, Mech)	150% of Bldg Permit Fee (1431.28) @ 3,578.20/unit		92,586
Building Plan Check Fee	85% of Bldg Permit Fee (14321.28) @ 1216.59/unit		31,479
Building Permit Issuance Fee	16.25/permit	16.25	420
Engineering Improvement Plan Check Fee ²	7 @ 375/sheet		2,717
City - Street Improvement Inspection Fee ³	8hr @ 80/hr		640
City - Drainage Improvement Inspection Fee ³	7hr @ 80/hr		560
Final Subdivision Survey Plot	600 flat + 10/lot		880

Grading Plan Check Fee	schedule based on CY	51
Grading Permit Fee	schedule based on CY	336
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.28
Copy Fees	30 @ 0.10/page	3
City - Sewer Permit Fee	flat per unit	160
LBWD - Sewer & Water Improve. Pln Chk Fee ⁴	590 flat + 390 @ 0.40/LF over 500LF	746
LBWD - Water Meter Installation Fee ⁴	150/meter	150
Subtotal Plan Check, Permit & Inspection Fees		130,246

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
LBWD - Water Impact Fee ⁴	flat per unit	1,500	37,500
LA County Sanitation - Sewer Impact Fee	flat per unit	1,290	32,250
City - Traffic Impact Fee	flat per unit	1,125	28,125
City - Fire Services Fee	32% of Bldg Plan Check Fee @ 389.30/unit		9,733
Edison - Electrical Connection Fee	flat per unit	10	250
Long Beach USD - School Impact Fee	1.93/sf	4,825	120,625
City - Park Facilities Fees	flat per unit	2,680	67,000
Subtotal Infrastructure, Impact & District Fees			295,483

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	445,229
Total Fees per Unit (total from above / 25 units)	17,809

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	Spring Street @ Wardlow Avenue Long Beach Airport Area
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway, alley dedication
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	222,750

vi. Planning Fees:¹	Type / Fee Calculation	Per Unit	Fee Amount
Negative Declaration Fee	780/1st 6 units + 90/add'l unit		807
Subtotal Planning Fees			807

vii. Plan Check, Permit & Inspection Fees¹	Type / Fee Calculation	Per Unit	Fee Amount
Combo Permit Fee (Bldg, Plumb, Elect, Mech)	150% of Bldg Permit Fee (1431.28) @ 3,578.20/unit		3,703
Building Plan Check Fee	85% of Bldg Permit Fee (14321.28) @ 1216.59/unit		1,259
Building Permit Issuance Fee	16.25/permit	16.25	16
Grading Plan Check Fee	schedule based on CY		51
Grading Permit Fee	schedule based on CY		216
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.28	23
Copy Fees	15 @ 0.10/page		2
LBWD - Water Meter Installation Fee ⁴	150/meter	150	150
City - Sewer Permit Fee	flat per unit	160	166
Subtotal Plan Check, Permit & Inspection Fees			5,586

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
LBWD - Water Impact Fee ⁴	flat per unit	1,500	1,500
LA County Sanitation - Sewer Impact Fee	flat per unit	1,290	1,290
City - Traffic Impact Fee	flat per unit	1,125	1,125
City - Fire Services Fee	32% of Bldg Plan Check Fee @ 389.30/unit		389
Edison - Electrical Connection Fee	flat per unit	10	10
Long Beach USD - School Impact Fee	1.93/sf	4,825	4,825
City - Park Facilities Fees	flat per unit	2,680	2,680
Subtotal Infrastructure, Impact & District Fees			11,819

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	18,212
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	No - multi-family units are usually condominiums.
ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:	Atlantic Avenue @ Hill Street Western Long Beach
iii. Expected Environmental Assessment Determination:	Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis?
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	90,000
Total Valuation per 45 Unit Subdivision Model	4,050,000

vi. Planning Fees:¹

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,035
Zone Change Application Fee	flat		3,519
Planned Unit Development Fee			-
Site Plan Review Fee	900 flat + 54,000 sf/25units @ 3/100 sf		2,608
Certificate of Compliance	flat		362
Negative Declaration Fee	780/1st 6 units + 90/add'l unit		4,409
Subtotal Planning Fees			11,933

vii. Plan Check, Permit & Inspection Fees¹

	Type / Fee Calculation	Per Unit	Fee Amount
Combo Permit Fee (Bldg, Plumb, Elect, Mech)	150% of Bldg Permit Fee (829.95) @ 1244.93/unit		57,983
Building Plan Check Fee	85% of Bldg Permit Fee (829.95) @ 705.46/unit		32,857
Building Permit Issuance Fee	16.25/permit	16.25	757
Engineering Improvement Plan Check Fee ²	7 @ 375/sheet		2,717
City - Street Improvement Inspection Fee ³	8hr @ 80/hr		640
City - Drainage Improvement Inspection Fee ³	8.5hr @ 80/hr		680
Grading Plan Check Fee	schedule based on CY		51
Grading Permit Fee	schedule based on CY		306
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.00	419
Copy Fees	30 @ 0.10/page		3
City - Sewer Permit Fee	flat per unit	160	7,452
LBWD - Sewer & Water Improve. Pln Chk Fee ⁴	590 flat + 500 @ 0.40/LF over 500LF		790
LBWD - Water Meter Installation Fee ⁴	150/meter	150	6,750
Subtotal Plan Check, Permit & Inspection Fees			111,405

viii. Infrastructure, Impact & District Fees

	Type / Fee Calculation	Per Unit	Fee Amount
LBWD - Water Impact Fee ⁴	flat per unit	1,500	67,500
LA County Sanitation - Sewer Impact Fee	flat per unit	1,290	58,050
City - Traffic Impact Fee	flat per unit	1,125	50,625
City - Fire Services Fee	32% of Bldg Plan Check Fee @ 265.58/unit		11,951
Edison - Electrical Connection Fee	flat per unit	10	450
Long Beach USD - School Impact Fee	1.93/sf	1,930	86,850
City - Park Facilities Fees	flat per unit	2,070	93,150
Subtotal Infrastructure, Impact & District Fees			368,576

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	491,914
Total Fees per Unit (total from above / 45 units)	10,931

Notes: ¹ All fees include a 3.5% surcharge. The surcharge is reflected in the total fee amount.

² Covers storm drain and street improvements only.

³ This is a best estimate based on the number of lineal feet of improvements.

⁴ LBWD refers to the Long Beach Water District.